

# MONARCH TITLE COMPANY

## HOW TO HOLD TITLE



The team at Monarch Title Company congratulates you on finding your dream home! You still have important decisions to make, but our title experts are here to help. One of those upcoming choices will be how best to take ownership of your property. At Hollywood Title, our mission is to simplify the closing process for our customers. We wanted to provide clarity on the multiple ways a real estate title can be held in California.

### **Sole Ownership**

This approach provides for ownership by an individual. Sole ownership is used in instances where the buyer is single or married but chooses to hold the title of the property in their name only.

### **Co-Ownership**

This approach provides for the title to be held by two or more people. Here are the main ways more than one person can be listed:

- **Community Property** – When a married couple or domestic partners hold title together.
- **Joint Tenancy** – When two or more people equally own the property regardless of relationship. In the event one owner dies, the property is automatically held by the surviving owner(s).
- **Tenancy in Common** – When each owner retains a percentage of the property and has control over their share and can sell, lease or will it to their heirs at any time. Unlike joint tenancy, if an owner dies, their portion of the property doesn't automatically transfer to their co-owners.

**For more information, reach out to Monarch Title today!**



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